

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

STEVEN A. BOCCHI AND REBECCA G. BOCCHI,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND G. FRITCHEY AND DEBORAH A. FRITCHEY, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 in Block 10 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 110,000.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 110,000.00. The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of March, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
March 21, 19 91

Steven A. Bocchi
Steven A. Bocchi

Rebecca G. Bocchi
Rebecca G. Bocchi

Personally appeared the above named
Steven A. Bocchi and Rebecca G.
Bocchi

and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me, Judith A. Morgado
(Notary Public for Oregon)
My commission expires: 8-31-91

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

Steven A. Bocchi
Rebecca G. Bocchi
C/O Klamath First Federal
GRANTOR'S NAME AND ADDRESS
Raymond G. Fritchey
Deborah A. Fritchey
2245 Hughes Street, Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was

received for record on the 22nd

day of March, 19 91,

at 10:32 o'clock A.M., and recorded

in book M91 on page 5144 or as

file/reel number 27251,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullinax Deputy

Fee \$28.00